	<b>Planning and Zoning Commission</b>	<b>AGENDA</b>  # _____
	<b>STAFF REPORT</b>	

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** James Gagliardi, AICP, Planner

**MEETING DATE:** September 1, 2016

<b>REQUEST</b>
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**Request by AndersonBaron on behalf of the Walton Arizona, LLC,** for the following land use approval on 591 acres:

- 1. DSA-15-00143: Major Amendment to the Casa Grande Regional Shopping Center Planned Area Development,** to allow a re-arrangement and refinement of land uses and development standards to be known as Casa Grande Commons PAD (excepting The Promenade at Casa Grande) establishing four distinct land use areas: Transitional Commercial, Regional Business & Commerce, Complementary Commercial, and Medium Density Residential.

<b>APPLICANT/OWNER</b>
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<b>HISTORY</b>
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July 5, 1989:	City Council approved a 5.88 square-mile expansion of the city limits through the adoption of Ordinance No. 1280 via CGPZ-033-089, encompassing a portion of the subject site. UR (Urban Ranch) was the property's initial zoning designation.
July 18, 2005:	Ordinance No. 2328, CGPZ-158-05, was adopted annexing additional land consisting the remainder of the subject site.
August 1, 2005:	City Council approved CGPZ-109-05, the zone change from Urban Ranch to Planned Area Development (PAD) for the

*Casa Grande Regional Shopping Center* via Ordinance No. 1178.236.

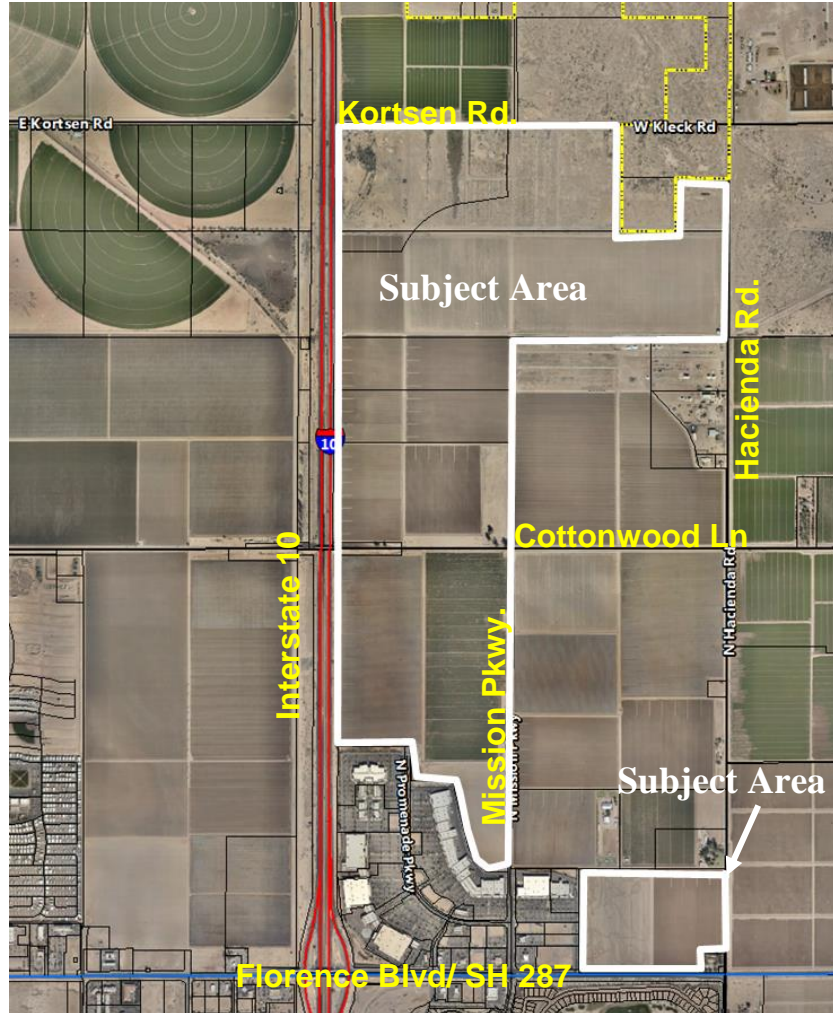
February 20, 2007: Ordinance No. 1178.236.1 was adopted, approving CGPZ-292-06, a Major Amendment to *the Casa Grande Regional Shopping Center* PAD, adding low, medium and high density residential uses as well as commercial, office/business and regional commercial uses within an approximate 721-acre area.

January 6, 2014: City Council adopts Resolution No. 4360.12.1 amending Resolution No. 4360.12, originally approved November 4, 2013 to correct the approved General Plan amendment requested by applicant removing approximately 175 acres of *Neighborhoods* Land Use from the subject PAD and replacing it with *Commerce & Business* Land Use.

PROJECT DESCRIPTION	
<b>Site Area</b>	591 acres
<b>Zoning</b>	Planned Area Development (PAD) <i>Casa Grande Regional Shopping Center</i>
<b>General Plan Designation</b>	<i>Commerce &amp; Business / Neighborhoods</i>

SURROUNDING LAND USE AND ZONING			
Direction	General Plan Designation	Existing Zoning	Current Uses
<b>North</b>	<i>Commerce &amp; Business/ Neighborhoods</i>	UR / <i>Addison Park</i> PAD (Residential)	Kortsen Rd/ Farmed land/ Undeveloped land
<b>South</b>	<i>Neighborhoods</i>	<i>Mission Royale</i> PAD (Residential)	Florence Blvd / Developing single-family residential.
<b>East</b>	<i>Neighborhoods / Rural</i>	<i>Overfield Farms</i> PAD (Residential and Commercial)/ <i>Volare</i> PAD (Residential) / County Zoning (General Rural)/ UR	Hacienda Rd. & Mission Pkwy /Undeveloped land / single-family residential / farmed land.
<b>West</b>	<i>Commerce &amp; Business</i>	UR	Interstate 10 / farmed land

## SITE AERIAL

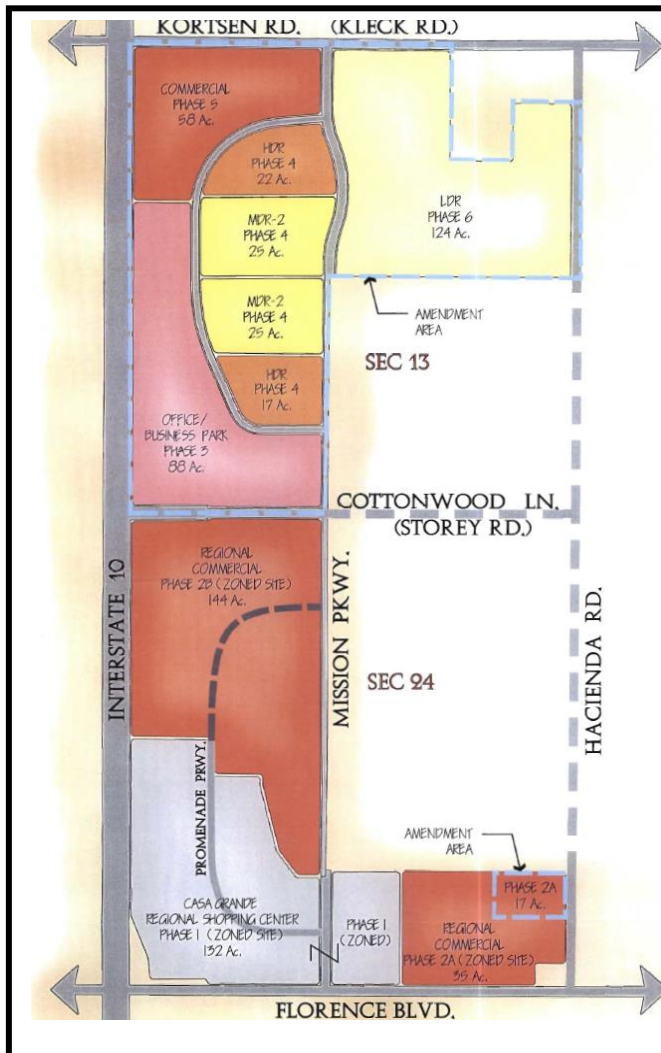


### Overview

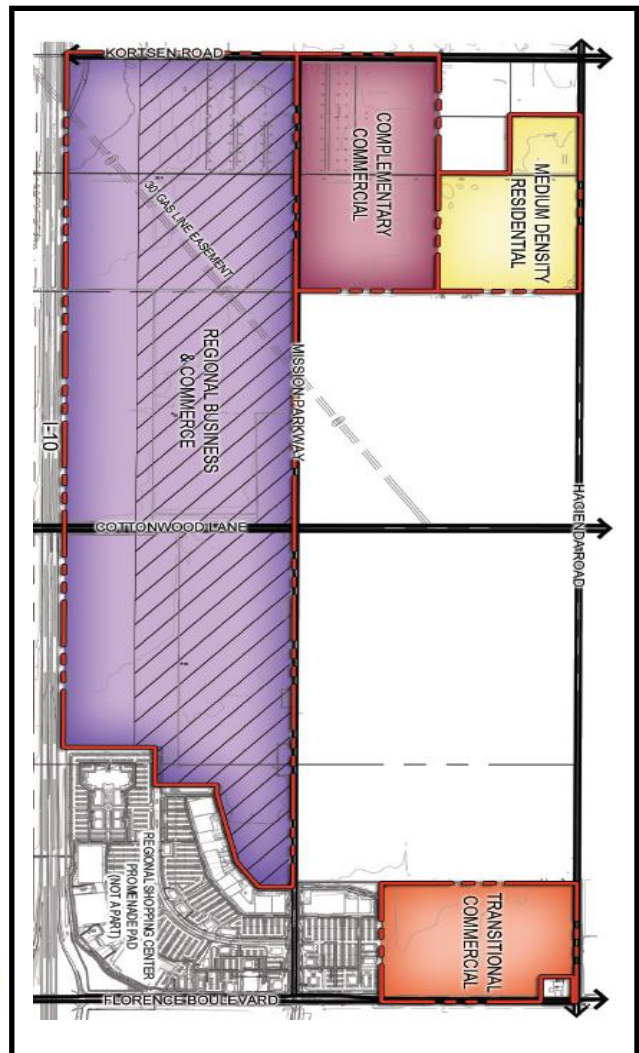
An amendment to 591 acres of the 721-acre *Casa Grande Regional Shopping Center* PAD has been proposed (See PAD Guide, Exhibit 1). Excluding the portion that developed as the Promenade at Casa Grande Shopping Center, the remaining PAD is part of the amendment to be renamed *Casa Grande Commons*. The proposed amendment is driven by the planned interchange at Kortsen Rd. and Interstate 10; and to propose uses that are more in-line with the 2013 General Plan amendment that replaced 175 acres of *Neighborhoods* land use designation with *Commerce & Business* in an area between Mission Pkwy and Interstate 10.

As existing, there are six distinct land uses within the PAD; and the proposed amendment, *Casa Grande Commons*, refines this to four land-uses areas.

Existing PAD Land Use Map:



Proposed PAD Land Use Map (See Excerpt Exhibit 2 for larger image):



The **existing** approved land uses are as follows:

- **Regional Commercial:** Same uses as permitted in B-1, B-2, CO, and B-4 districts of the City Code specifically permitted for warehousing, large single retail use or large multi-use use shopping center.
- **Commercial:** Same as above
- **Office/Business Park:** Same uses as permitted in B-2, B-3, CO, B-4, and I-1 districts of the City Code.
- **Thirty-nine acres of High Density Residential:** Same uses as permitted in the R-2 and R-3 districts of City Code.

- Fifty acres of Medium Density Residential: Same uses as permitted in the R-2 district of the City Code.
- One hundred and twenty-four acres of Low Density Residential: Same uses as permitted in the R-1 district of the City Code.
- *Exceptions: Pool halls, sexually oriented business, tattoo parlors, pawn shops, outside storage/repair, meeting halls, fraternal lodges, or private clubs, coin-operated laundry mats, liquor stores, bottling plant, building and material sales yard, contractors storage yard, machinery manufacturing, exterminator shop, feed yard, food processing, frozen food locker, bottling plant, ice and cold storage plant, impound yard, liquefied petroleum gas storage, machine shop, recycling center, swap meet/flea market, taxidermist, truck stop.*

The phases specified in the approved PAD provide development standards, specific to the particular phase.

The **proposed** land uses are as follows:

Instead of defaulting to zone districts per the City Code, the Casa Grande Commons PAD proposes specific use tables for non-residential and residential areas per Exhibits G and H of the PAD Guide, respectively (see Exhibit 1). Alternatively, refer to PAD Excerpt Exhibits 3 and 4.

- Regional Business & Commerce with a High Density Residential Development Area (See PAD Excerpt Exhibits 2 & 3): This area is designated as *Commerce & Business* within the General Plan. At this time, the General Plan does not permit high density residential within Commerce & Business as a PAD; but does permit it within an R-3 zone. In the event of a General Plan Amendment, 165 acres reserved within the Regional Business & Commerce area of the PAD can be developed as high-density residential. Otherwise, the identification of this area demonstrates what may potentially be applied for as a future zone change to R-3.

Within this land use area, there will be potential for auto mall use among other permitted uses that serve a regional market.

As a technical modification, instances where “Regional Business & Commerce” within the PAD guide are labeled “Regional Commercial” (such as in Exhibit G) shall be corrected. Similarly, instances where this is misspelled shall be corrected (such as within the legend on Exhibit F, and on Exhibit I).

- Complementary Commercial: See PAD Excerpt Exhibit 3
- Transitional Commercial: See PAD Excerpt Exhibit 3

- Fifty acres of Medium Density Residential: See PAD Excerpt Exhibit 4.

Casa Grande Commons PAD proposes development standards per non-residential and residential land use areas within tables on Exhibits I & J of the PAD Guide, Exhibit 1 (See Excerpt Exhibits 5 and 6).

Some of the prohibited non-residential uses called out as exceptions in the currently approved PAD, listed above, are recommended to be permitted or conditionally approved within the respective non-residential areas of the proposed amended PAD. (See Exhibit 7 for a comparison between non-residential uses permitted currently and proposed within this amendment). Any development of non-residential uses would be subject to the approval of a Major Site Plan.

### **City Code Criteria for Planned Area Developments**

In accordance with Section 17.68.290 of the Zoning Code, the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

#### ***Relationship of the plan elements to conditions both on and off the property;***

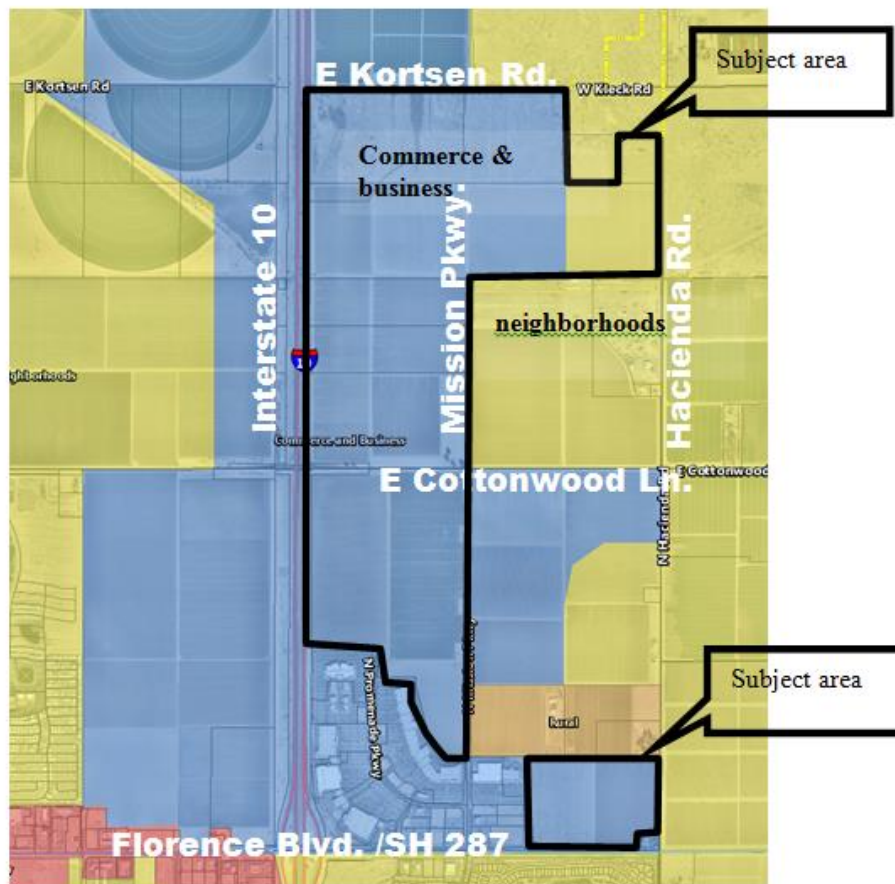
The property is situated between two major arterial roads (Florence Blvd and Kortsen Rd), adjacent to Interstate-10. The exposure from these major thoroughfares and given its relatively level, unimpeded terrain lends itself to a preliminary development plan as proposed. The Regional Business and Commercial section, provides for the most intense of commercial uses closest to the Interstate, with transitioning commercial uses and residential uses proposed the further east, away from this high traffic center.

#### ***Conformance to the City's General Plan;***

This site falls into two designations within the General Plan 2020. 549.32 acres are designated as *Commerce & Business* and 50.66 acres are designated as *Neighborhoods*. *Commerce & Business* provides for highly visible and accessible areas for intense commercial, retail and light manufacturing, and the services necessary to support them. *Neighborhoods*, provides primarily for residential land uses with neighborhood-scale commercial development designed to serve the residences nearby. The proposed land uses within the PAD respective of their General Plan designations are appropriate.



## General Plan 2020



### **Conformance to the City's Zoning Ordinance:**

As a PAD, the proposed uses and development standards require compliance with Section 17.40.020: General requirements and standards, and 17.40.015: Residential Design Standards for Planned Area Developments within the City Code.

Section 17.40.020 provides for assurances such as, setbacks of buildings adjacent to the perimeter of the PAD shall approximate the building's height, inclusion of architectural guidelines, and establishment of minimum open space. This PAD amendment accounts for these standards, specifically requiring a minimum of 10% open space within the non-residential areas and 15% open space within the residential areas. Architectural character for non-residential and residential uses are provided within the PAD Guide's Exhibits N through S, see Exhibit 1.

Section 17.40.015 refers to the required compliance with the 2003 edition of "*Design Standards for Planned Area Developments*"; adopted via Resolution No. 2694.2. These standards cover various requirements such as front yard landscaping, housing product, lot sizes, and setbacks.

The residential portion of the proposed Casa Grande Commons PAD is designated as

“medium density” and is comprised of 50 acres. The currently-approved PAD provides for 213 acres of residential acreage. Though the standards proposed comply with the majority of the residential design standards, the applicant is requesting an exception with regard to height of multi-family development adjacent to single-family development.

Within the *Design Standards for Planned Area Developments*, it is stated that the Planning and Zoning Commission and Council may depart from some of these standards if it can be demonstrated that the development proposal is so unique to the City that strict conformance with all of the design standards would be counter-productive to achieving the diversity, creativity, and sustainability sought in the PAD. Council may alternatively approve the use of unlisted requirements if the desired diversity objectives are achieved.

Within “*Section 4: Multi-family and single-family attached development*” of the PAD Design Standards, there is a requirement that states:

- ***Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories.***

The applicant proposes to deviate from this standard. The proposal would allow multi-family buildings greater than 2-stories to be adjacent to single-family development if 75 ft. from single-family development is provided in these instances. The maximum height proposed for multi-family is 50 ft. Staff supports this modification because the setback proposed is 50% greater than the height of the building; the effect creates a similar effect as limiting the multi-family building to two stories that would be ordinarily permitted closer to the single-family development.

A technical modification is required; however, to revise the residential standards table to correct the conflict where perimeter setbacks for attached single-family and multi-family indicate 20 ft. adjacent to single-family; when both need to state 75 ft. as intended.

As a condition of approval, this development standard should be further modified to require that a 25 ft. minimum landscaped buffer be provided abutting the single-family residential development to include *two rows of minimum 36” box trees planted in a triangulated pattern. The minimum number of trees shall be equal to one (1) per 30 feet and one-half of the trees shall be an evergreen species.*

Development and design standards for single-family attached homes shall be consistent with the requirements for single-family detached homes, except for some reasonable and expected departures in lot sizes, densities, and setbacks. The PAD provides architectural standards for the single-family attached and multi-family that demonstrates what type of development intended for the single-family attached and multi-family land use. The development standards proposed are appropriate for this (See Exhibit J within the PAD Guide, Exhibit 1 or PAD Excerpt Exhibit 6).

Density of the residential area will be per the General Plan, which stipulates that



development on sites between 40 and 160 acres may be permitted to achieve up to net target densities of four dwelling units per acre or less. For single-site developments of less than 25 acres, densities up to 18 dwelling units per acre are permitted, which would apply to multi-family or single-family attached developments if proposed on single sites less than 25 acres within the development. The Neighborhoods land use designation requires a .35 maximum floor area ratio for commercial development; however, it does not provide a floor area maximum for residential development.

An area within the “Regional Business and Commerce” land use is designated for potentially 165 acres of high-density residential. This area is within the Commerce & Business land use designation of the General Plan, however, and currently prohibits multi-family residential in PAD’s. . At this time the General Plan only allows multi-family residential within the Commerce & Business land use designation if zoned R-3. Should there be a future General Plan amendment allowing for multi-family residential use within a PAD, this area can permit up to 165 acres of multi-family residential development.

Though multi-family residential can be generally appropriate in this area, as a condition of approval, the PAD guide shall be revised to include the following additional development standards for instances where residential abuts non-residential land use:

1. *A minimum 30 ft. Landscape Buffer shall be provided along any property line abutting a property with a non-residential use. Said landscape buffer shall include two rows of minimum 36” box trees planted in a triangulated pattern. The minimum number of trees shall be equal to one (1) per 30 feet and one-half of the trees shall be an evergreen species.*
2. *An 8 ft. block wall (CMU or similar material approved by staff) shall be provided within the landscape buffer area.*

The residential use table within the PAD (Exhibit H within the PAD guide, Exhibit 1) also provides interim agricultural uses; prior to development of the PAD. As a condition of approval, the allowance for a farmers market as a permitted use shall be revised to either be a conditional use or temporary use as impacts will need to be evaluated such as points of access for the market, hours-of-operation, duration, parking surface, and scope.

**The impact of the plan on the existing and anticipated parking and traffic conditions;**

A Master Circulation Study was reviewed and found acceptable by the City Traffic Engineer. Future reviews of development within the PAD will require more in-depth Traffic Impact Analysis to ensure adequate provision of access points and signalization.

Exhibit K within the PAD Guide, Exhibit 1 demonstrates a circulation plan.

**The adequacy of the plan with respect to land use;**

A land use plan was provided as Exhibit F within the PAD Guide, see Exhibit 1. Among the list of permitted uses within the non-residential portions of the PAD; several uses are requested that entail outdoor storage. This is a change from the currently approved PAD where many uses with outdoor storage are not permitted. Due to the variety of land uses proposed within this PAD, it is recommended as a condition of approval that any non-residential use with outdoor storage requires masonry-wall screening to a height as determined necessary by staff and Planning Commission in addition to other screening and compatibility measures as determined appropriate by staff and Planning Commission at the time of Major Site Plan review.

**Pedestrian and vehicular ingress and egress;**

The PAD proposes an internal street network found acceptable by staff. A circulation plan within Exhibit K of the PAD guide, with specific street sections proposed as part of Exhibit L within the PAD Guide (See Exhibit 1). More specified circulation will be reviewed at the time of individually developed parcels. The site proposes well-planned pedestrian connectivity to areas within and adjacent to the PAD by incorporating the planned Cottonwood Ln Community Trail (Storey Ln. Trail) that traverses the site as part of the cross-section provided for Cottonwood Ln. (See Exhibit 8). Trails internal to the development are to be provided within the residential section linking housing areas to one another.

**Building location, height & Building Elevations;**

Building elevations will be submitted as part of Major Site Plan submittal and housing product package submittals, both to be considered for approval by Planning Commission. Setbacks and height are to be established by the development standards provided within the PAD Guide within exhibits I and J for non-residential and residential, respectively. Maximum heights are:

- Regional Business and Commerce / Complementary Commercial: 45 ft. provided that buildings over 35 ft. in height shall be subject to additional fire protection as determined by the City fire chief, 100 ft. for hospitals, hotel and offices campuses. Due to the fact that the City now has an adequate fire apparatus for tall buildings, as a technical modification, the verbiage regarding additional fire protection for buildings over 35 ft. can be removed. As another technical modification, the applicant is to clarify within the development standards table what is meant by “Over 45 ft.” as this could be implied to establish a *minimum* height requirement of 45 ft.
- Transitional Commercial: 30 ft. except that hospitals, hotel and office campuses can be 100 ft.
- Single-family: No height was provided. As a technical modification, a height maximum for single-family residential shall be provided. Staff recommends a maximum height of 30 ft.
- Single-family attached: 42 ft.

- Multi-family: 50 ft.

**Landscaping:**

Landscaping detail has been proposed for the PAD (See Page 18 and Exhibit T of the PAD, provided as Exhibit 1). As each parcel develops, specific landscape plans will be provided and reviewed for adherence to the PAD and City Code in conjunction with the Preliminary Plat review. Per the *Design Standards for Planned Area Developments*, a landscape package will be provided at the time of housing product review for individual front yard landscaping.

**Lighting:**

Streetlights will be evaluated in conjunction with the submittal of Major Site Plans or improvement permit plan sets for single-family residential areas as part of its platting process. The PAD guide specifies that City Code Section 15.48, Outdoor Light Control will be followed.

**Provisions for utilities:**

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water - Arizona Water Company
- Electricity - ED2
- Gas - Southwest Gas
- Communications - Cox Cable/CenturyLink

**Site drainage; Grading:**

A grading and drainage Exhibits, U & V were provided with the PAD guide (Exhibit 1) and were reviewed by the City Drainage Engineer. They were found acceptable at this stage of analysis. As individual areas within the PAD develop, further analysis will be required. None of the PAD is within a flood plain or hazard area.

The automall collector and non-residential local street are listed on the legend of the Conceptual Drainage Plan, Exhibit V of the PAD. As a technical correct, these should be removed as they are not referenced on this exhibit.

**Open space:**

The PAD proposes a minimum of 15% open space within the residential area and 10% open space within the non-residential area. Exhibit M of the PAD guide (Exhibit 1) details the Open Space character intended for Casa Grande Commons. As discussed within the PAD guide, there are to be both active and passive recreational opportunities within the development through a combination of parks and trails.

**Parking:**

The parking requirement within the PAD defaults to the City Code section regarding the number of on-site parking spaces required.

**Loading and unloading areas:**

Areas for loading and unloading will be more applicable with the review of Major Site Plans at the time of individual site development.

**Signage, Walls; Screening:**

Signage will be submitted separately as a Comprehensive Sign Plan for the consideration of the Planning Commission. There may also be subdivision signage incorporated into the residential areas at the time of platting, considered by Planning Commission.

Walls will be provided as required per 17.52 of the City Code and where specifically detailed within the PAD guide.

**Setbacks**

Setbacks are disclosed within the development standard tables for the non-residential and residential development (Exhibits G and H of the PAD guide, See Exhibit 1).

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

Public hearing notification included:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on August 17, 2016.
- A notice was mailed on August 16, 2016 to the property owners within 300 ft. of the PAD. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant at the subject site fifteen days of the public hearing in two locations. An affidavit confirming this posting was also supplied by the applicant.

**Inquiries/Comments**

At the time of writing, there have been several inquiries made regarding the mailed notification received. No specific comments have yet to be provided; the inquiries were more investigative in nature as to what changes were being proposed.

<b>STAFF RECOMMENDATION</b>
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**Staff recommends the Commission forward to City Council a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-15-00143) for Casa Grande Commons, including a recommendation that City Council approve the PAD Residential Design Standard deviation allowing multi-family residential adjacent to single-family residential to be more than 2-stories so long as a minimum of 75 ft. separation be provided, subject to the following:**

#### Technical Corrections:

1. Instances where “Regional Business & Commerce” within the PAD guide are labeled “Regional Commercial” (such as in Exhibit G) shall be corrected. Similarly, instances where this is misspelled shall be corrected (such as within the legend on Exhibit F, and on Exhibit I).
2. Revise the residential standards table to correct the conflict where perimeter setbacks for attached single-family and multi-family indicate “20 ft. adjacent to single-family”; when both need to state 75 ft. as intended.
3. Due to the fact that the City now has an adequate fire apparatus for tall buildings, remove the verbiage in the text regarding requiring additional fire protection for buildings over 35 ft.
4. Clarify within the non-residential development standards table what is meant by “Over 45 ft.” within the Complementary Commercial and Regional Business & Commerce columns, as this could be implied to establish a *minimum* height requirement of 45 ft.
5. Correct the typo, fixing the spelling for “Regional Business and Commerce” in the legend on the “Zones Plan” and the column header within the non-residential development standards table.
6. A height maximum for single-family residential shall be provided. Staff recommends a maximum height of 30 ft.
7. The automall collector and non-residential local street are listed on the legend of the Conceptual Drainage Plan, Exhibit V of the PAD. As a technical correct, these should be removed as they are not referenced on this exhibit.

#### Conditions:

1. The development standard providing for a minimum 75 ft. separation between multi-family taller than two-stories and single-family development shall be modified to require that a 25 ft. minimum landscaped buffer be provided abutting the single-family residential development to include *two rows of minimum 36” box trees planted in a triangulated pattern. The minimum number of trees shall be equal to one (1) per 30 feet and one-half of the trees shall be an evergreen species.*
2. Modify the residential development standards to address instances where residential land use abuts non-residential land use to require the following:
  - a. *A minimum 30 ft. Landscape Buffer shall be provided along any property line abutting a property with a non-residential use. Said landscape buffer*

*shall include two rows of minimum 36" box trees planted in a triangulated pattern. The minimum number of trees shall be equal to one (1) per 30 feet and one-half of the trees shall be an evergreen species.*

- b. An 8 ft. block wall (CMU or similar material approved by staff) shall be provided within the landscape buffer area.*
- 3. The allowance for a farmers market as a permitted use within the residential use table shall be revised to either be a conditional or temporary use as impacts will need to be evaluated such as points of access for the market, hours-of-operation, duration, parking surface, and scope.
- 4. A provision is to be added within the non-residential section of the PAD that states that any non-residential use with outdoor storage requires masonry-wall screening to a height as determined necessary by staff and Planning Commission in addition to other screening and compatibility measures as determined appropriate by staff and Planning Commission at the time of Major Site Plan review.

## **Exhibits**

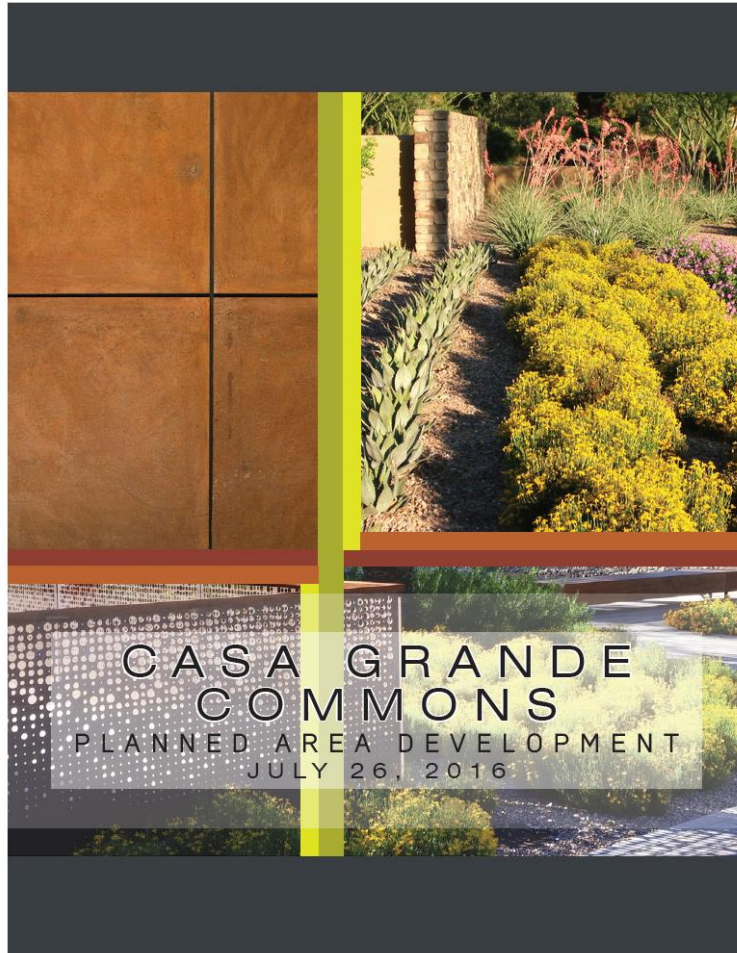
- 1 – PAD Guide (As separate document)
- 2 – Excerpt of the Proposed Land Use Map ("Zones Plan")
- 3 – PAD excerpt exhibit of non-residential uses
- 4 – PAD excerpt exhibit of residential uses
- 5 – PAD excerpt exhibit of non-residential development standards
- 6 – PAD excerpt exhibit of residential development standards
- 7 – Permitted non-residential uses comparison between currently approved PAD and proposed PAD
- 8 – Cross section of Cottonwood Ln Community Trail.



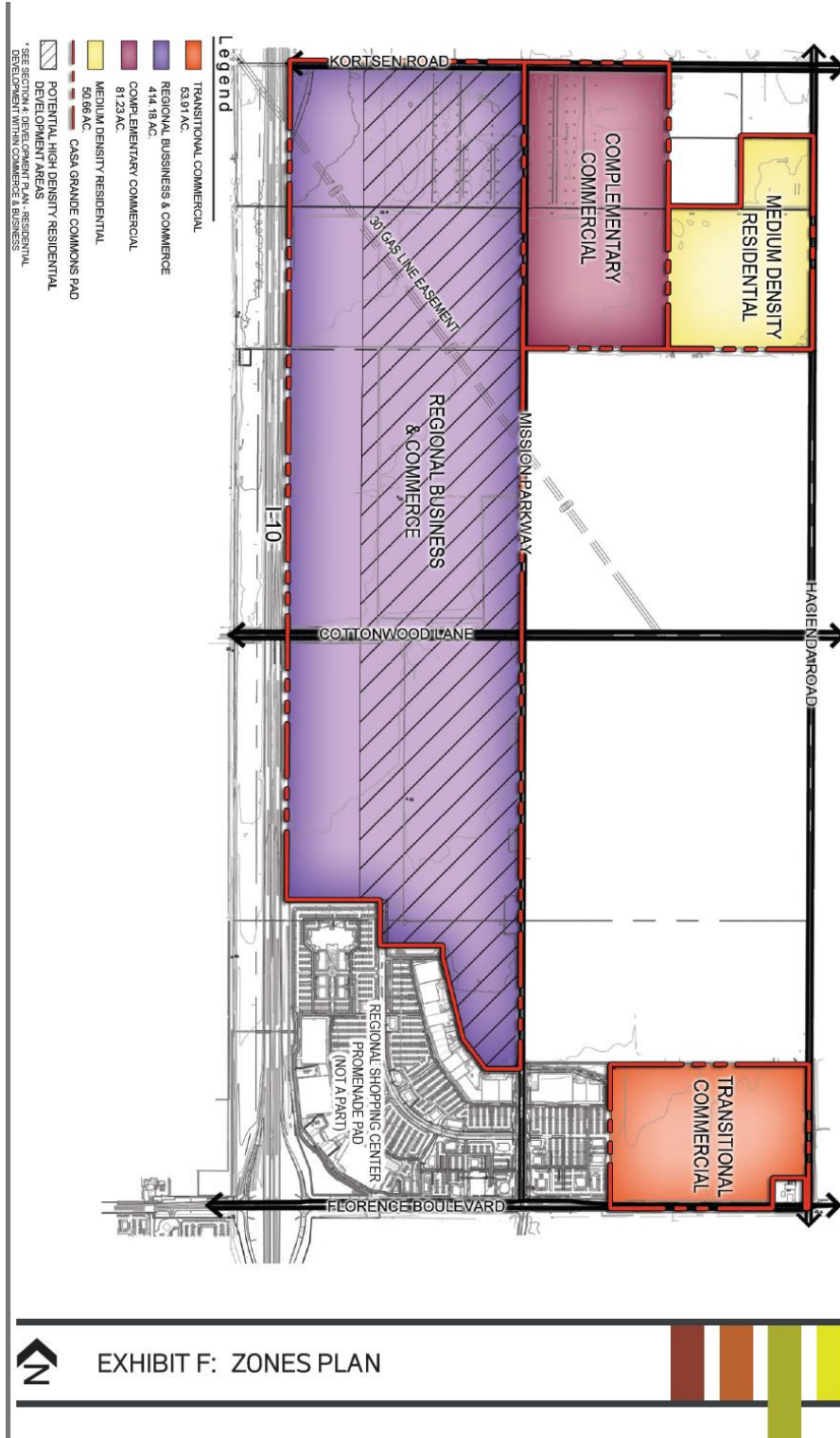
## Exhibit 1 – PAD Guide

Provided as a separate document  
“Casa Grande Commons Planned Area Development”

(this can be viewed by visiting [Casa Grande Commons PAD](#) )



## Exhibit 2 – Proposed land use map (“Zones Plan”)



### Exhibit 3 – Non-Residential Uses PAD Excerpt

NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Conditionally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL COMMERCIAL	COMPLEMENTARY COMMERCIAL
(P=Permitted, C=Conditionally Permitted, NP=Not Permitted)	COMMERCIAL	COMMERCIAL	COMMERCIAL
Office/Commercial/Industrial Uses			
Airports	NP	NP	NP
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building	P	P	P
Appliance sales, service	P	P	P
Appliance repair	C	P	P
Assisted living/Nursing home	P	P	P
Athletic Clubs	P	P	P
Auto dismantling and salvage yards	NP	NP	NP
Automobile, boat, manufactured home or recreational vehicle sales, maintenance and rental	C	P	P
Automobile parking lot or garage (public or private), subject to site plan review procedures	C	P	C
Automobile reduction yard	NP	NP	NP
Automobile repair service (major)	C	P	P
Automobile repair service (minor)	C	P	P
Automobile washing establishments	P/C(1)	P/C(1)	P/C(1)
Bakery, Commercial	C	P	C
Bakery, Retail	P	P	P
Banks and other savings and lending institutions	P	P	P
Barber shop	P	P	P
Beauty parlor	P	P	P
Bed and breakfast establishments that are located within a historical district or historical landmark as designated pursuant to Section 17.62.050 of this Code	NP	NP	NP
Blueprint shop and photo processing	P	P	P
Bottling plant	C	P	C
Bowling alley	P	P	P
Building material sales yard, including sand and gravel	C	P	P
Bus terminals	P	P	P
Business and office machine sales, service and repair shop	P	P	P
Business, technical or vocational	P	P	P
Cabinet shop and furniture manufacture	C	P	C
Candy and ice cream store	P	P	P
Charity Dining Facilities, Homeless Shelters and Similar Services	C	C	C
Churches	P	P	P
Cigar and tobacco store	P	P	P
Clothing and costume rental shop	P	P	P
Commercial recreation	P	P	P
Community center or meeting hall	P	P	P

### EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE

NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Condonationally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL COMMERCIAL	COMPLEMENTARY COMMERCIAL
Contractors storage yard	P	P	P
Convenience-food restaurants	P/C(2)	P/C(2)	P/C(2)
Convenience food store with four or less pumps	P	P	P
Convenience store with more than four gas pumps	P(3)	P(3)	P(3)
Costume dressmaking, furrier, millinery or tailor shop employing five persons or less	P	P	P
Dancing or theatrical studio	P	P	P
Day care center	P	C	P
Deferred presentment company as defined in Section 17.12.415	P	P	P
Delicatessen and Catering Establishment	P	P	P
Dry cleaning and laundry establishment	P	P	P
Electrical, electronic or electro mechanic machinery manufacture	C	P	C
Equipment rental or storage yard	C	P	C
Essential public service or utility installation	P	P	P
Excavation of sand, gravel, dirt, ore or minerals	NP	C	NP
Exterminator shop	C	P	C
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way	C	P	C
Fertilizer manufacture, subject to Section 17.36.030(Q)	NP	C	NP
Fiberglass manufacturing and processing	NP	P	C
Florist	P	P	P
Food processing, not including meat packing	NP	P	C
Frozen food locker	C	P	C
Game rooms, pool halls	P	P	P
Garden supply store	P	P	P
General service uses including business, personal and professional service establishments	P	P	P
General retail businesses engaged in direct sales to the ultimate consumer	P	P	P
Grainery, elevator storage	C(4)	P(4)	C(4)
Greenhouse	C	P	P
Heliports	C	C	C
Hospital	P	P	P
Hotel or Motel	P	P	P
Ice and cold storage plant	C(4)	P(4)	P(4)
Interior decorator's shop	P	P	P
Impound yard	NP	NP	NP
Junkyards	NP	NP	NP
Large Single Retail Use and Large Multiple Use Shopping Centers	P(5)	P(5)	P(5)
Laundromat, self service	P	P	P
Liquefied petroleum gas storage and similar storage areas pursuant to uniform building and fire codes as adopted	C	P	C

## EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE

NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Conditionally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL COMMERCIAL	COMPLEMENTARY COMMERCIAL
Liquor store	P	P	P
Lock and key shop	P	P	P
Machine shop	C	P	C
Mail order catalog store	P	P	P
Manufacture of pharmaceutical products and food products including soft drinks, but not including production of fish or meat products, sauerkraut, vinegar or rendering or refining of fats or oils	NP	C	C
Manufacturing	NP	C	NP
Manufacturing light	NP	P	NP
Meat packing	NP	P	NP
Medical, dental or health clinic	P	P	P
Medical marijuana uses (dispensary prohibited)	C(6)	P(6)	C(6)
Mini-warehouses	C	P	P
Monument sales and engraving shop	C	P	C
Mortuary	P	P	P
Museum	P	P	P
Music Studio	P	P	P
News stand	P	P	P
Off-Site Parking (17.56.240)	C	P	C
Offices	P	P	P
Oil refineries	NP	C	NP
Optician	P	P	P
Pawn shop	P	P	P
Photographic studio	P	P	P
Printing and publishing house (including newspapers)	C	P	C
Private club, fraternity, sorority or lodge	P	P	P
Product development, processing of goods or products, and product testing activities	NP	C(7)	NP
Public buildings	P	P	P
Public utility service yard	C	P	C
Racetracks	C	P	C
Radio and television studio	P	P	P
Railroad switching yards	NP	NP	NP
Recycling center	C	P	C
Residential dwelling units	NP(8)	NP(8)	NP(8)
Restaurant, greater than 3,500 square feet	P	P	P
Restaurants of not more than 3,500 square feet, excluding convenience food restaurants	P	P	P
Schools	C	P	P
Scrap metal or used materials processing, handling, and storage facilities, except recycling centers	NP	NP	NP
Sewage treatment plants	NP	NP	NP

EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE



NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Conditionally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL COMMERCIAL	COMPLEMENTARY COMMERCIAL
Sexually oriented businesses subject to licensing requirements of Chapter 5.24	C	C	NP
Shoe repair and shoe shine shop	P	P	P
Special Purpose Fences (17.52.180)	C	C	C
Swap meet, flea market, farmers market	P(9)	P(9)	P(9)
Tavern, bar or lounge	P	P	P
Taxidermist	P	P	P
Theatre, excluding drive-in theatre	P	P	P
Theatre, drive-in	C	P	C
Tire sales, repair and mounting	P	P	P
Truck repairing and overhauling	C	P	C
Truck stop	C	P	C
Truck washing establishment	C(1)	P(1)	P(1)
Trucking yard terminal	C	P	C
Upholstery shop	P	P	P
Uses involving the storage, utilization or manufacture of volatile or explosive materials or products	NP	NP	NP
Video arcade	P	P	P
Video sales and rental	P	P	P
Warehousing	C	P	P
Warehousing, limited (not to cover more than 40% of floor area)	C	P	P
Watch repair shop	P	P	P
Wireless telecommunication facilities (See note below for height limitations)	P/C(10)(12)	P(12)	P/C(11)(12)
(1) This use is conditionally permitted when proposed adjacent to residential development.			
(2) This use is conditionally permitted when proposed with drive-throughs or extended hours of operation.			
(3) Convenience food store with more than four pumps shall meet the requirements set forth in Section 17.24.030.B.			
(4) This use is permitted or conditionally permitted as an extension of existing land use, and will not be permitted as a part of a proposed redevelopment.			
(5) Shall developed in accordance with Section 17.40.020.5 of Casa Grande City Code.			
(6) Medical marijuana uses are subject to the restrictions and development standards as set forth in chapter 17.52, Article VII.			
(7) This use is subject to the restrictions set forth in Sections 17.58.010 through 17.58.140 for the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic or noxious materials, odors, glare or heat of Casa Grande City Code.			
(8) In the event of a major general plan text amendment allowing residential uses within commercial portions of Planned Area Developments, residential uses will be permitted within these portions of the development.			
(9) This use is permitted upon issuance of a Temporary Use Permit (TUP) from the City of Casa Grande.			
(10) This use is Permitted if the height is 35 feet or less and is Conditional if the height is greater than 35 feet.			
(11) This use is Permitted if the height is 55 feet or less and is Conditional if the height is greater than 55 feet.			
(12) This use is Permitted if the appearance is stealth in nature, such as if incorporated as part of the architecture of the building on the site, or if not attached or associated with a building such as on a vacant parcel, it take on the form of a concealment such as a windmill, water tower, silo so long as it was determined to be contextually appropriate with surrounding aesthetic. Setbacks would be that of what is permitted per typical development standards for a building. If stealth practices are utilized then any equipment must be screened from view either through architectural incorporation/concealment or by means of a masonry wall. If within 500 feet of the perimeter of the PAD the use will be Conditional unless stealth practices are utilized. In both instances ground-mounted equipment must be screened by a masonry wall.			

## EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE



## Exhibit 4 - Residential Uses PAD Excerpt

RESIDENTIAL ZONE DISTRICTS	PAD
<b>Residential Uses</b>	
Single-family dwelling unit (detached)	P
Single-family dwelling unit (attached)	P
Mobile Home	C
Model homes, temporary	C
Duplex (two attached dwelling units)	P
Tri-plex (three attached dwelling units)	P
Four Plex (four attached dwelling units)	P
Multiple family apartments	P
Condominium	P
Residential facility	P
Townhouse cluster, not to exceed four (4) units or 120 feet in length	P
Townhouse cluster with four (4) or more units, but not to exceed 160 feet in length	P
Public Parks	P
Group homes	C
Recreational vehicle park and overnight campground	NP
Recreational vehicles within a mobile home park	C
Recreational vehicle storage areas	C
Bed and Breakfast establishments (tourist home)	NP
<b>Commercial Agricultural Uses (1)</b>	
Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and green houses, orchards, aviaries, and apiaries.	C
Raising and marketing of poultry, rabbits, and small animals, but not slaughtering of other than such raised on the premises.	C
The grazing and raising of livestock and horses except that not more than three (3) hogs shall be kept or maintained on any parcel, lot or tract under one ownership within 500 feet of any more restrictive zone.	C
Fruit, vegetable or agricultural products packing or processing plant, provided the same is located on a site of not less than 10 acres and any building located thereon occupy not more than 30% of the site area.	C
Livestock sales yard or auction yard, provided the site where located is not less than one-half mile (as the crow flies) from a more restrictive residential zone or within one-half mile of any exterior boundary of a more restrictive zone. Further, that the site is not less than twenty acres in area and applicant shall provide the Planning Director with written consent of 51% of the owners by number and area of property within 300 feet of the proposed site.	C
Farmers markets	P
A stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises, provided said stand is not more than 10 feet to any street right-of-way line and not closer than 20 feet to any other lot line.	P
Public riding stables and boarding stables, providing the site contains not less than 10 acres and the buildings housing animals set back from all lot lines a distance of not less than 100 feet.	C

### EXHIBIT H: RESIDENTIAL PERMITTED USE TABLE

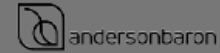
RESIDENTIAL ZONE DISTRICTS	PAD
<b>Non-Residential Uses</b>	
Cemeteries	C
Charity dining facilities, homeless shelters, and similar services	C
Churches	P
Day Care Centers	C(2)
Electrical sub-stations	C
Gas regulating stations	C
Golf Courses	C
Off-Site Parking (17.56.240)	C
Public/quasi -public buildings and uses (all buildings to be located at least 50 feet from property lines)	C
Schools	C
Sewer lift station	C
Temporary sales and office buildings, buildings incidental to construction work	P(3)
Water pump station	C
Water tower	C
<b>Permitted Accessory Uses</b>	
Fences	P
Special Purpose Fences (17.52.180)	C
Greenhouse	P
Home occupations	P
Private garage	P(4)
Accessory Building or Garage over 675 sq feet (17.52.080.D)	C
Private or jointly owned community center, recreational facilities, pools, tennis courts, spas	P
Qualified patient/caregiver cultivation location as defined by and subject to the provisions of Section 17.12.947	P
Tool sheds for storage of domestic supplies	P
(1) This use is permitted or conditionally permitted as an extension of existing land use, and will not be permitted as a part of a proposed redevelopment.	
(2) Day Care Centers involving the care of minor children shall meet the requirements set forth in Section 17.24.030.D.	
(3) This use is permitted upon issuance of a Temporary Use Permit (TUP) from the City of Casa Grande.	
(4) This use is permitted upon issuance of a Home Occupation Permit from the City of Casa Grande.	

## EXHIBIT H: RESIDENTIAL PERMITTED USE TABLE



## Exhibit 5 – Non-Residential Development Standards

### CASA GRANDE COMMONS

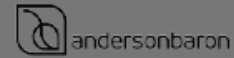


Casa Grande Commons PAD Development Standards			
Non-Residential Standards			
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	Transitional Commercial	Complementary Commercial	Regional Business & Commerce
Lot Area, min (sq. ft.)	Set by development standards	Set by development standards	Set by development standards
Parcel Width min (ft.)	100'	100'	100'
		150' for corner parcels	150' for corner parcels
<b>BUILDING SETBACKS</b>			
Street Setbacks, min (ft.)	25' 15' when a primary building entrance is fronting onto the street	30' 15' when a primary building entrance is fronting onto the street	30' 15' when a primary building entrance is fronting onto the street
Property Line Setbacks, min (ft.)	15'	15'	15'
Additional Setbacks, min (ft.)	30' from residential uses	30' from residential uses	30' from residential uses
<b>BUILDING STANDARDS</b>			
Building Height, max (ft.)	30'  100' for hospitals, hotel, and office campus	Over 45' provided buildings over 35' in height shall be subject to additional fire protection as determined by the City fire chief  100' for hospitals, hotel, and office campus	Over 45' provided buildings over 35' in height shall be subject to additional fire protection as determined by the City fire chief  100' for hospitals, hotel, and office campus
Building Separation, min. (ft.) (when located on the same parcel)			
<b>PARKING STANDARDS</b>			
Front Setbacks, min (ft.)	4'	4'	4'
Side Setbacks, min (ft.)	3' 4' street side	3' 4' street side	3' 4' street side
Rear Setbacks, min (ft.)	3'	3'	3'
Additional Setbacks, min (ft.)	+3' from residential district	+3' from residential district	+3' from residential district
NOTES:			

### EXHIBIT I: NON-RESIDENTIAL DEVELOPMENT STANDARDS

## Exhibit 6 – Residential Development Standards

CASA GRANDE COMMONS



Casa Grand Commons PAD Development Standards			
Residential Standards			
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	Single Family Detached	Single Family Attached <sup>(4)</sup>	Multi-family <sup>(4)</sup>
Lot Area, min (sq. ft.)	All single family detached developments shall meet the City of Casa Grande 2003 Residential Design Standards for Planned Area Developments, see Section 7: Architecture - Single Family and Exhibit S: Architectural Character - Single Family Detached.	3,000 sf. per lot (2)	2,000 sf. per dwelling unit
Lot Width min (ft.)		40' (1)	N/A
Lot Depth min (ft.)		60' (1)	N/A
Outdoor Living Area (sq. ft.)		-	300 sf. per DU (3)
BUILDING SETBACKS			
Perimeter Setbacks, min (ft.)		10' 20' for buildings over 2 stories when adjacent to single family residential	10' 20' for buildings over 2 stories when adjacent to single family residential
Front Setbacks, min (ft.) (Street)		18' to garage (3'-5' to garage from back-of-curb when serviced off of private drive)  10' to living/side loaded garage, covered porch, or courtyard wall (5' from back-of-curb when serviced off of private drive)	20' to building  15' to parking/private drive
Side Setbacks, min (ft.)		0' internal 10' street side	10' to building/parking/private drive
Rear Setbacks, min (ft.)		3' to garage from private street/drive 5' to architecture	3' to garage from private street/drive 10' to building/parking/private drive
Encroachments		Normal roof projections (eaves): 3' from property line  Balconies: 5' from perimeter property line	Normal roof projections (eaves): 3' from property line  Balconies: 5' from perimeter property line
BUILDING STANDARDS			
Building Height, max (ft.)		42'	50'; for buildings more than two stories a min. 75' distance must be maintained from any single family residential development.
Building Separation, min. (ft.) (when located on the same lot)		20'; up to 50% of the building elevation may encroach to a min 10' separation	20'; up to 50% of the building elevation may encroach to a min 15' separation
Accessory Structures, (ft.)	Residential accessory structures will not be permitted for Single Family Attached or Multi-family Developments.		
NOTES:			
(1) These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.			
(2) May be calculated as average lot size per unit per gross acreage of the parcel.			
(3) Outdoor Living Area in the minimum amount specified above must be provided on any parcel occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways or parking areas, shall not be considered as an Outdoor Living Area.			
(4) In the event of a General Plan text amendment, single family attached and/or multi-family development will also be allowed within the Regional Commerce and Business zone per the "Residential Development within Commerce & Business" section of the this document.			

### EXHIBIT J: RESIDENTIAL DEVELOPMENT STANDARDS

## Exhibit 7 - Permitted non-residential uses comparison between currently approved PAD and proposed PAD

P=permitted C= contionally permitted P/C = specific performance standards	Currently Approved PAD		Proposed PAD Amendment		
	Commercial & Commercial	Office/ Business Park	Transitional Commercial	Regional Business & Commerce	Complementary Commercial
<b>OFFICE, COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS</b>					
<b>Office/Commercial/Industrial Uses</b>					
Airports					
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building	P	P	P	P	P
Appliance sales, service	P	P	P	P	P
Appliance repair	P	P	C	P	P
Assisted Living			P	P	P
Athletic Clubs	P	P	P	P	P
Auto dismantling and salvage yards					
Automobile, boat or recreational vehicle sales, maintenance and rental	P	P	C	P	P
Automobile parking lot or garage (public or private), subject to site plan review procedures	C	C	C	P	C
Automobile reduction yard					
Automobile repair service (major)	C	P	C	P	P
Automobile repair service (minor)	C	P	C	P	P
Automobile washing establishments	C	C	P/C	P/C	P/C
Bakery for on-site sales, less than 3,500 square feet (bakery retail)	P	P	P	P	P
Bakery greater than 3,500 square feet (bakery commercial)			C	P	C
Banks and other savings and lending institutions	P	P			
Barber shop	P	P	P	P	P
Beauty parlor	P	P	P	P	P
Bed and breakfast establishments that are located within a historical district or historical landmark as designated pursuant to Section 17.62.050 of this Code	C	C			
Blueprint shop and photo processing	P	P	P	P	P
Bottling plant			C	P	C
Bowling alley	P	P	P	P	P
Building material sales yard, including sand and gravel			C	P	P
Bus terminals	P	P	P	P	P
Business and office machine sales, service and repair shop	P	P	P	P	P
Business, technical or vocational	P	P	P	P	P
Cabinet shop and furniture manufacture		P	C	P	C
Candy and ice cream store	P	P	P	P	P
Charity Dining Facilities, Homeless Shelters and Similar Services	C	C	C	C	C
Churches	C	C	P	P	P
Cigar and tobacco store	P	P	P	P	P
Clothing and costume rental shop	P	P	P	P	P
Commercial recreation	P	P	P	P	P
Community center or meeting hall			P	P	P
Contractors storage yard			P	P	P
Convenience-food restaurants	C	C	P/C	P/C	P/C
Convenience food store with four or less pumps	P	P	P	P	P
Convenience store with more than four gas pumps <sup>1</sup>	C	C	P3	P3	P3
Costume dressmaking, furrier, millinery or tailor shop employing five persons or less	P	P	P	P	P
Dancing or theatrical studio	P	P	P	P	P
Day care center	C	C	P	C	P
Deferred presentment company as defined in Section 17.12.415	P	P	P	P	P
Delicatessen and Catering Establishment	P	P	P	P	P
Dry cleaning and laundry establishment			P	P	P
Electrical, electronic or electro mechanic machinery manufacture			C	P	C
Equipment rental or storage yard	P	P	C	P	C
Essential public service or utility installation	P	P	P	P	P
Excavation of sand, gravel, dirt, ore or minerals				C	
Exterminator shop			C	P	C

Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way	P	P	C	P	C
Feed store including yard				C	
Fertilizer manufacture, subject to Section 17.36.030(Q)				C	
Fiberglass manufacturing and processing				P	C
Florist	P	P	P	P	P
Food processing, not including meat packing				P	C
Frozen food locker			C	P	C
Game rooms, pool halls			P	P	P
Garden supply store	P	P	P	P	P
General service uses including business, personal and professional service establishments	P	P	P	P	P
General retail businesses engaged in direct sales to the ultimate consumer	P	P	P	P	P
Grainery, elevator storage			C	P	C
Greenhouse	P	P	C	P	P
Heliports			C	C	C
Hospital	P	P	P	P	P
Hotel or Motel	P	P	P	P	P
Ice and cold storage plant			C	P	P
Interior decorator's shop	P	P	P	P	P
Laundromat, self service	P	P	P	P	P
Liquefied petroleum gas storage and similar storage areas pursuant to uniform building and fire codes as adopted			C	P	C
Liquor store			P	P	P
Lock and key shop	P	P	P	P	P
Machine shop			C	P	C
Mail order catalog store	P	P	P	P	P
Manufacture of pharmaceutical products and food products including soft drinks, but no including production of fish or meat products, sauerkraut, vinegar or rendering or refining of fats or oils		P		C	C
Manufacturing				C	
Manufacturing light	P	P		P	
Meat packing				P	
Medical, dental or health clinic	P	P	P	P	P
Mini-warehouses	C	C	C	P	P
Model home, temporary	C	C			
Monument sales and engraving shop	P	P	C	P	C
Mortuary	P	P	P	P	P
Museum	P	P	P	P	P
Music Studio	P	P	P	P	P
News stand	P	P	P	P	P
Off Street Parking			C	P	C
Offices	P	P	P	P	P
Oil refineries				C	
Optician	P	P	P	P	P



Pawn shop			P	P	P
Photographic studio	P	P	P	P	P
Printing and publishing house (including newspapers)	P	P	C	P	C
Private club, fraternity, sorority or lodge	P	P	P	P	P
Product development and product testing activities		P		C	
Public buildings	P	P	P	P	P
Public utility service yard	P	P	C	P	C
Racetracks			C	P	C
Radio and television studio	P	P	P	P	P
Recreational vehicle park and overnight campground, subject to the same conditions as required in the B-2 zone (Sections 17.24.100 - 17.24.180)		C			
Recycling center			C	P	C
Residential dwelling units					
Restaurant, greater than 3,500 square feet	P	P	P	P	P
Restaurants of not more than 3,500 square feet, excluding convenience food restaurants	P	P	P	P	P
Schools	C		C	P	P
Scrap metal or used materials processing, handling, and storage facilities, except recycling centers					
Sexually oriented businesses subject to licensing requirements of Chapter 5.24			C	C	
Shoe repair and shoe shine shop	P	P	P	P	P
Special use fences			C	C	C
Swap meet, flea market			P	P	P
Tavern, bar or lounge	P	P	P	P	P
Taxidermist			P	P	P
Theatre, excluding drive-in theatre	P	P	P	P	P
Theatre, drive-in	P	P	P	P	P
Tire sales, repair and mounting	P	P	P	P	P
Truck repairing and overhauling	P	P	C	P	C
Truck stop			C	P	C
Truck washing establishment			C	P	P
Trucking yard terminal			C	P	C
Upholstery shop	P	P	P	P	P
Uses involving the storage, utilization or manufacture of volatile or explosive materials or products					
Video arcade	P	P	P	P	P
Video sales and rental	P	P	P	P	P
Warehousing		P	C	P	P
Warehousing, limited (not to cover more than 40% of floor area)	P	P	C	P	P
Watch repair shop	P	P	P	P	P
Wireless telecommunication facilities	P/C	P/C	P/C	P/C	P/C

Figure 1: Typical cross-section of a four-lane divided highway with a 12-ft median. The diagram shows a cross-section of a highway with a central 12-ft median. On each side of the median, there are two travel lanes, each 36'-0" wide. To the left of the leftmost travel lane is a 5'-0" left shoulder (LS) and a 5'-0" right-of-way (ROW). To the right of the rightmost travel lane is a 5'-0" right-of-way (ROW) and a 5'-0" left shoulder (LS). The total width of the right-of-way is 147'-0". The total width of the travel lanes and shoulders is 132'-0". The diagram also shows a 12'-0" B/C (Borrow/Construct) area on the right side of the right-of-way. The diagram is labeled "Figure 1: Typical cross-section of a four-lane divided highway with a 12-ft median".



EXHIBIT L: STREET SECTIONS  
B - PRINCIPLE ARTERIAL: COTTONWOOD LANE TRAIL